

ZONING AND BUILDING AGENDA

JANUARY 6, 2004

The Zoning Board of Appeals Recommendations:

252161 DOCKET #7307 - ALL AMERICAN ENTERPRISES, Owner, 17005 Western Avenue, South Holland, Illinois 60473, Application (No. MA-02-01; Z02048). Submitted by Christ Healing Evangelical Church, 2422 West Schubert Avenue, Chicago, Illinois 60647. Seeking a MAP AMENDMENT from the I-2 General Industrial District to the R-1 Single Family Residence District for a church and an elementary, non-boarding school and, if granted under companion Special Use SU-02-03, an athletic soccer field, a day care center/children's school and a man-made/artificial lake; and, if granted under companion Special Use, Unique Use SU-02-04, an exhibition/meeting hall (auditorium and banquet hall), a community technology center and a health and fitness, gymnasium center in Section 13 of Thornton Township. Property consists of approximately 8.74 acres located on the east side of Greenwood Avenue approximately 623 feet north of 158th Place. Intended use: Church building complex. **RECOMMENDATION: That the applicant's request for a one year extension of time be granted.**

Conditions: None

Objectors: No municipalities or homeowners objected.

252165 DOCKET #7308 - ALL AMERICAN ENTERPRISES, Owner, 17005 Western Avenue, South Holland, Illinois 60473, Application (No. SU-02-03; Z02049). Submitted by Christ Healing Evangelical Church, 2422 West Schubert Avenue, Chicago, Illinois 60647. Seeking a SPECIAL USE in the R-1 Single Family Residence District (if granted under companion MA-02-01) for a church complex (also if granted under companion MA-02-01) to include an athletic soccer field, a day care center/children's school and a man-made/artificial lake; and also a Special Use, Unique Use (if granted under companion Special Use, Unique Use SU-02-04), for an exhibition/meeting hall (auditorium and banquet hall), a community technology center and a health and fitness, gymnasium center in Section 13 of Thornton Township. Property consists of approximately 8.74 acres located on the east side of Greenwood Avenue approximately 623 feet north of 158th Place. Intended use: Church building complex including an athletic soccer field, a day care center/children's school and a man-made/artificial lake. **RECOMMENDATION: That the applicant's request for a one year extension of time be granted.**

Conditions: None

Objectors: No municipalities or homeowners objected.

252169 DOCKET #7309 - ALL AMERICAN ENTERPRISES, Owner, 17005 Western Avenue, South Holland, Illinois 60473, Application (No. SU-02-04; Z02050). Submitted by Christ Healing Evangelical Church, 2422 West Schubert Avenue, Chicago, Illinois 60647. Seeking a SPECIAL USE, UNIQUE USE in the R-1 Single Family Residence District (if granted under companion MA-02-01) for a church complex (also if granted under companion MA-02-01) to include an exhibition/meeting hall (auditorium and banquet hall), a community technology center and a health and fitness, gymnasium center; and also a Special Use (if granted under companion SU-02-03) for an athletic soccer field, a day care center/children's school and a man-made/artificial lake in Section 13 of Thornton Township. Property consists of approximately 8.74 acres located on the east side of Greenwood Avenue approximately 623 feet north of 158th Place. Intended use: Church building complex including an exhibition/meeting hall, a community technology center and a health and fitness, gymnasium center. **RECOMMENDATION: That the applicant's request for a one year extension of time be granted.**

Conditions: None

Objectors: No municipalities or homeowners objected.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS CONTINUED:

260253 DOCKET #7540 - VILLAGE OF SAUK VILLAGE, Owner, 21701 Torrence Avenue, Sauk Village, Illinois 60411, Application (No. MA-03-05; Z03137). Submitted by Messiah Spanish Baptist Church, Attn: Richard Stelter, 165 West Tenth Street, Chicago Heights, Illinois 60411. Seeking a MAP AMENDMENT from the P-1 Public Land District to the R-4 Single Family Residence District for the use of the existing building as a Church and Sunday School Facility in Section 30 of Bloom Township. Property consists of approximately 4.52 acres located on the west side of Burnham Avenue, approximately 335 feet north of Katz Corner Road in Bloom Township. Intended use: Church and related activities. **Recommendation: That application be granted.**

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

263284 DOCKET #7595 - G. NELLAMATTATHIL, Owner, Application: Variation to reduce lot area from the minimum required 40,000 square feet to 29,757 square feet (existing) and reduce lot width from the minimum required 150 feet to 100 feet (existing) for a new single family residence on septic and well in the R-4 Single Family Residence District. The subject property consists of approximately 0.68 of an acre, located on the east side of Pickwick Avenue, approximately 401 feet north of Thornwood Avenue in Northfield Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

263285 DOCKET #7381 - D. FAZIO, Owner, Application: Variation to reduce lot area from the minimum required 40,000 square feet to 12,772 square feet (existing) and reduce lot width from the minimum required 150 feet to 99 feet (existing) for a new single family residence to be served by septic and well in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the northwest corner of 117th Avenue and 156th Street in Orland Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

263286 DOCKET #7545 - P. COLEMAN, Owner, Application: Variation to reduce lot area from the minimum required 40,000 square feet to 13,139 square feet (existing) and to reduce lot width from the minimum required 150 feet to 99 feet (existing) for a new single family residence on well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the west side of 113th Court, approximately 99 feet north of 158th Street in Orland Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS CONTINUED:

263287 DOCKET #7590 - J. MICHNAIK, Owners, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 3 feet; to reduce corner side yard setback from the minimum required 15 feet to 3 feet; and to increase the F.A.R. from the maximum allowed .40 to .74 for a new single family residence; to reduce rear yard setback from the minimum required 5 feet to 3 feet for a detached garage; and to increase height of fence required in the front yard from the maximum allowed 3 feet to 4 feet 6 inches in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the northeast corner of 50th Street and Lockwood in Stickney Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

263288 DOCKET #7591 - J. FILIPEK, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 6 feet 7 inches (existing); to reduce right interior side yard setback from the minimum required 10 feet to 8 feet 8 inches (existing) and to reduce front yard setback from the minimum required 20 feet (@20%) to 15 feet (existing); to reduce right interior side yard setback from the minimum required 10 feet to 5 feet 9 inches (existing detached garage) for second story addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.11 of an acre, located on the south side of 71st Street, approximately 77 feet west of Sayre Avenue in Stickney Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

263289 DOCKET #7592 - E. MELENDEZ, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 6 feet (existing) for a shed in the R-5 Single Family Residence District. The subject property consists of approximately 0.17 of an acre, located on the north side of Belden Avenue, approximately 114 feet east of Dora Street in Leyden Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None.

263290 DOCKET #7593 - P. HITE, Owners, Application: Variation to reduce right interior side yard setback from the minimum required 15 feet to 5 feet to replace existing detached garage and build an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.64 of an acre, located on the west side of Monitor Avenue, approximately 300 feet north of 131st Street in Worth Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

* The next regularly scheduled meeting is presently set for Thursday, January 22, 2004.